

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Quincy Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$13,413,432**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	93.34 %	97.03 %	19	95.51 %	29	28	
% of Funds Disbursed	89.69 %	91.37 %	9	87.58 %	54	55	
Leveraging Ratio for Rental Activities	7.95	8.12	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.99 %	92.03 %	6	82.17 %	44	57	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.10 %	77.04 %	5	71.17 %	78	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.34 %	82.28 %	11	81.54 %	41	43	
% of 0-30% AMI Renters to All Renters***	53.11 %	51.41 %	10	45.68 %	0	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.61 %	97.73 %	15	96.19 %	36	36	
Overall Ranking:			In State:	5 / 19	Nationally:	85 86	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,649	\$28,079		\$27,510	209 Units	33.80 %	
Homebuyer Unit	\$7,647	\$16,372		\$15,239	193 Units	31.20 %	
Homeowner-Rehab Unit	\$11,782	\$15,631		\$20,932	216 Units	34.90 %	
TBRA Unit	\$850	\$4,114		\$3,121	1 Units	0.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

3.2 %

1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	83.4	88.6	92.1	0.0	Single/Non-Elderly:	62.4	30.1	20.8	0.0
Black/African American:	9.3	1.6	0.5	0.0	Elderly:	10.2	1.0	42.1	0.0
Asian:	2.9	1.6	3.7	0.0	Related/Single Parent:	18.5	19.7	9.7	0.0
American Indian/Alaska Native:	0.5	0.5	0.0	0.0	Related/Two Parent:	4.4	44.6	24.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.4	2.6	1.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.0	3.6	3.7	0.0					
ETHNICITY:									
Hispanic	2.0	4.1	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.8	29.0	40.7	0.0	Section 8:	18.0	0.5 [#]		
2 Persons:	12.2	18.1	28.2	0.0	HOME TBRA:	5.9			
3 Persons:	9.8	14.5	14.8	0.0	Other:	15.1			
4 Persons:	3.9	20.2	10.6	0.0	No Assistance:	61.0			
5 Persons:	1.5	13.0	3.7	0.0					
6 Persons:	2.9	3.6	0.9	0.0					
7 Persons:	0.0	0.5	0.9	0.0					
8 or more Persons:	0.0	1.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				36

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 85
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 86
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	97.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	88.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	97.61	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

